

EXHIBIT D

BILTMORE COMMERCIAL PROPERTIES I, LLC

via Federal Express

April 17, 2019

Ms. Tammi Banaszak
Lease Administrator
Sears Holdings Management Corp.
Real Estate Department, 824RE
3333 Beverly Road
Hoffman Estates, IL 60179

Re: Kmart #3886, 980 Brevard Road, Asheville, NC 28806 – 1st Q 2019 CAM

Dear Ms. Banaszak:

Enclosed is a package detailing the common area charges for the first quarter of 2019 for the above-referenced store. The package includes a listing of charges for the period January 1, 2019 through March 31, 2019. Supporting invoices and a statement are included indicating Kmart's share totals \$14,764.32 for the time period.

As a reminder, according to the Lease covering the property, Tenant should submit payment within 30 days from receipt of Landlord's invoice submission.

If you have any questions, please contact me at the number listed below.

Sincerely,



Craig Hopkins
Property Manager

CH:jms
Enclosures



Shipment Receipt

Address Information

Ship to:	Ship from:
Ms. Tammi Banaszak	Craig Hopkins
Sears Holdings Management Corp.	BILTMORE FARMS, LLC
3333 Beverly Road	ONE TOWN SQUARE
	BLVD
REAL ESTATE	Suite 330
DEPARTMENT 824RE	
HOFFMAN ESTATES, IL	Asheville, NC
601790001	28803
US	US
8472860516	8282092000

Shipment Information:

Tracking no.: 774997495179
Ship date: 04/17/2019
Estimated shipping charges: 11.14 USD

Package Information

Pricing option: FedEx Standard Rate
Service type: FedEx Express Saver
Package type: FedEx Envelope
Number of packages: 1
Total weight: 0.50 LBS
Declared Value: 0.00 USD
Special Services:
Pickup/Drop-off: Drop off package at FedEx location

Billing Information:

Bill transportation to: MyAccount-043
Your reference: 1st Quarter CAM
P.O. no.:
Invoice no.:
Department no.:

Thank you for shipping online with FedEx ShipManager at fedex.com.

Please Note

FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1000, e.g., jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits; Consult the applicable FedEx Service Guide for details. The estimated shipping charge may be different than the actual charges for your shipment. Differences may occur based on actual weight, dimensions, and other factors. Consult the applicable [FedEx Service Guide](#) or the FedEx Rate Sheets for details on how shipping charges are calculated.

BILTMORE COMMERCIAL PROPERTIES I, LLC PLAZA at BILTMORE SQUARE COMMON AREA MAINTENANCE COST BREAKDOWN January 1, 2019 through March 31, 2019		
Summary		
CATEGORY		TOTAL
General Maintenance		\$3,076.08
Landscaping/Parking Lot Maintenance		\$15,940.70
Parking Lot Lighting		\$6,509.36
TOTAL PLAZA COSTS		\$25,526.14
	Total Plaza square footage	180,201
	Total Kmart square footage	<u>104,231</u>
	Kmart %	57.84%
	<u>Kmart's share of CAM costs</u>	<u>\$ 14,764.32</u>
Amount Due for January 1, 2019 through March 31, 2019		\$ 14,764.32
DUE UPON RECEIPT	Please remit payment to: Biltmore Commercial Properties I, LLC PO Box 5355 Asheville, NC 28813	

BILTMORE COMMERCIAL PROPERTIES I, LLC PLAZA at BILTMORE SQUARE COMMON AREA MAINTENANCE COST BREAKDOWN January 1, 2019 through March 31, 2019			
<u>GENERAL MAINTENANCE</u>			
<u>DATE</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>COST</u>
4-Jan	Republic Services	Trash Removal	\$66.80
31-Jan	Southern Lighting Services	Relamping pole heads - labor & mats.	\$1,195.81
31-Jan	Biltmore Farms	Labor	\$320.00
4-Feb	Republic Services	Trash Removal	\$66.80
20-Feb	CED	Wallpack Light Replacements (parts)	\$309.62
28-Feb	West Electric	Installation of wall packs	\$260.00
28-Feb	Biltmore Farms	Labor	\$440.00
7-Mar	Republic Services	Trash Removal	\$97.05
31-Mar	Biltmore Farms	Labor	\$320.00
			\$ 3,076.08
<u>LANDSCAPING/PARKING LOT MAINTENANCE</u>			
1-Jan	Snow Creek	Land Exterior-Contracted Svcs	\$656.25
15-Jan	Snow Creek	Remove limbs downed by high winds	\$205.00
15-Jan	Snow Creek	Pre-treat and ice melt	\$398.02
24-Jan	Snow Creek	Snow removal	\$1,549.84
31-Jan	Snow Creek	Snow removal	\$2,172.09
31-Jan	Carter Asphalt Sealing	Painting & Restriping Parking Lot	\$6,025.00
31-Jan	Acer	Contr. Svcs-Pkg Lot Trash Pick Up	\$793.00
31-Jan	Acer	Contracted Svcs-Pkg Lot Sweeping	\$455.00
1-Feb	Snow Creek	Land Exterior-Contracted Svcs	\$656.25
28-Feb	Acer	Contracted Svcs-Pkg Lot Sweeping	\$455.00
28-Feb	Acer	Contr. Svcs-Pkg Lot Trash Pick Up	\$732.00
1-Mar	Snow Creek	Land Exterior-Contracted Svcs	\$656.25
31-Mar	Acer	Contr. Svcs-Pkg Lot Trash Pick Up	\$732.00
31-Mar	Acer	Contracted Svcs-Pkg Lot Sweeping	\$455.00
			\$ 15,940.70
<u>PARKING LOT LIGHTING</u>			
7-Jan	Progress Energy	Corner Brevard & Sardis	\$2,306.79
7-Feb	Progress Energy	Corner Brevard & Sardis	\$1,986.38
7-Mar	Progress Energy	Corner Brevard & Sardis	\$2,216.19
			\$ 6,509.36



1070 Riverside Dr
Asheville NC 28804-301616
Customer Service (828) 253-3929
RepublicServices.com/Support

Account Number 3-0693-0015771
Invoice Number 0693-001626750
Invoice Date December 15, 2018
Previous Balance \$66.80
Payments/Adjustments -\$66.80
Current Invoice Charges \$66.80

Total Amount Due	Payment Due Date
\$66.80	January 04, 2019

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 12/11	24275	-\$66.80

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Plaza @ Biltmore Square 1000 Brevard Rd CSA A183605925 Asheville, NC 1 Waste Container 4 Cu Yd, 1 Lift Per 2 Weeks Pickup Service (01/01-01/31)			\$66.80	\$66.80

CURRENT INVOICE CHARGES \$66.80

KH 12/19/18

502.502.001.604310.001

*January invoice
1-02-19*

Electronics Recycling with BlueGuard™

Convenient recycling solutions that are safe for your business and good for our planet. To learn more, visit RepublicServices.com/Electronics



1070 Riverside Dr
Asheville NC 28804-301616

Please Return This
Portion With Payment

Total Enclosed

Return Service Requested

BILTMORE COMMERCIAL PROP 1LLC
KELLY HAYES
1 TOWN SQUARE BLVD
STE 330
ASHEVILLE NC 28803-5007

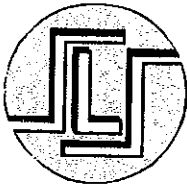
Total Amount Due \$66.80
Payment Due Date January 04, 2019
Account Number 3-0693-0015771
Invoice Number 0693-001626750



For Billing Address Changes,
Check Box and Complete Reverse

Make Checks Payable To:

REPUBLIC SERVICES #693
PO BOX 9001099
LOUISVILLE KY 40290-1099



Southern Lighting Services, Inc.

P.O. Box 7599

Ocean Isle Beach, NC 28469-1599

Invoice

Date	Invoice #
1/31/2019	72455

Bill To
Biltmore Farms Inc. 1 Town Square Blvd, Ste 330 Asheville, NC 28803-5007

Ship To
Plaza at Biltmore Square 980 Brevard Rd, Asheville, NC

P.O. Number	Terms	Rep	Svc. Date	Via	Project
	Net 30	TF	1/30/2019	Service Call	The Plaza

Qty	Item Code	Description	Price Each	Amount
1	Service Call	Service Call by Craig Hopkins Replaced (6) lamps, (2) ballasts, (1) socket in pole heads.	0.00	0.00
6	MH1000L	MH1000/BT56	70.78	424.68T
2	BMH10005T	Ballast, 1000w MH 5-tap	196.18	392.36T
1	SOCMOGUL	Mogul Base Porcelain Socket	26.28	26.28T
10	Wirenuts	Wirenuts	0.36	3.60T
2.5	Electrician	Labor / Electrical labor provided by NC licensed electrician	85.00	212.50T
1	RECYCLE	EPA Recycling	52.16	52.16T
1	Fuel Surcharge	Fuel Surcharge	6.00	6.00T
		SUBTOTAL		1,117.58
		Sales Tax	7.00%	78.23

Thank you for your business.	Total	\$1,195.81
	Payments/Credits	\$0.00
	Balance Due	\$1,195.81

Phone #	Fax #	E-mail
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910-579-6400	910-579-2230	mail@southernlightingservices.com
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Invoice: N3932302

Invoice printed on: 8-Feb-19 9:45A

by: Allison Black,Biltmore Farms

Landport online incident data:

Incident Number: 5458954-pm

Purchase Order: default

Reported by Spare User

Invoice created by Jeremy Taylor, Biltmore Farms

Approved by Craig Hopkins, Biltmore Farms

Report time 1-Jan-19 7:12A

completion time 3-Jan-19 8:00A

Incident description:

Plaza PM

Monthly PM of Plaza

Service instructions:

Biltmore Farms
One Town Square Blvd. Suite 330
Asheville, NC 28803

Bill to: Craig Hopkins
Biltmore Farms

Suite 330
Asheville, NC 28803

Service
location: 980 Brevard Rd
Suite 100
Asheville, NC 28806

Services Provided

Date	Quantity	Description	Type	Taxable	Unit	Cost	Cost Ext.
11-Jan-19	6	Plaza PM and list from craig 2-Men 3 hours each	labor	no		40.00	240.00
Subtotal							240.00
(Tax rate: 8.25%) Tax							0.00
Total							240.00

Biltmore Farms
One Town Square Blvd. Suite 330
Asheville, NC 28803

Invoice: N3938094

Invoice printed on: 8-Feb-19 9:40A

by: Allison Black,Biltmore Farms

Landport online incident data:

Incident Number: 5458996a

Purchase Order: default

Reported by Spare User

Invoice created by Jonathon Staton, Biltmore Farms

Approved by Craig Hopkins, Biltmore Farms

Report time 25-Jan-19 2:04P

completion time 28-Jan-19 8:00A

Incident description:

Plaza bi-weekly blow curb lines, pick up trash

Service instructions:

Bill to: Craig Hopkins
Biltmore Farms

Suite 330
Asheville, NC 28803

Service
location: 980 Brevard Rd
Suite 100
Asheville, NC 28806

Services Provided

Date	Quantity	Description	Type	Taxable	Unit Cost	Cost Ext.
25-Jan-19	2	Plaza bi-weekly blow curb lines, pick up	labor	no	40.00	80.00
Subtotal						80.00
(Tax rate: 8.25%)						Tax 0.00
Total						80.00

Approval Code: (rubber stamp)

Exhibit D
PLAZA



**REPUBLIC
SERVICES**

1070 Riverside Dr
Asheville NC 28804-301616
Customer Service (828) 253-3929
RepublicServices.com/Support

Account Number 3-0693-0015771
Invoice Number 0693-001641121
Invoice Date January 15, 2019
Previous Balance \$66.80
Payments/Adjustments -\$66.80
Current Invoice Charges \$66.80

Total Amount Due	Payment Due Date
\$66.80	February 04, 2019

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 12/31	24303	-\$66.80

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Plaza @ Biltmore Square 1000 Brevard Rd CSA A183605925 Asheville, NC				
1 Waste Container 4 Cu Yd, 1 Lift Per 2 Weeks				
Pickup Service 02/01-02/28			\$66.80	\$66.80
CURRENT INVOICE CHARGES				\$66.80

[Signature] 01/30/19

502-502-001-604310.001

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**REPUBLIC
SERVICES**

1070 Riverside Dr
Asheville NC 28804-301616

Please Return This
Portion With Payment

Total Enclosed

Return Service Requested

BILTMORE COMMERCIAL PROP 1LLC
KELLY HAYES
1 TOWN SQUARE BLVD
STE 330
ASHEVILLE NC 28803-5007

Total Amount Due \$66.80
Payment Due Date February 04, 2019
Account Number 3-0693-0015771
Invoice Number 0693-001641121

☐

For Billing: Bill Me Directly
Check Payment Complete Receipt

Make Checks Payable To:

REPUBLIC SERVICES #693
PO BOX 9001099
LOUISVILLE KY 40290-1099

CED CONSOLIDATED ELECTRICAL DISTRIBUTORS, INC.

CONSOLIDATED ELECTRICAL DISTR.
9 GLENN BRIDGE ROAD UNIT 101
ARDEN, NC 28704

T: 8282226800 F: 8286762546

INVOICE NO.	INVOICE DATE
0196-405382	02/20/2019
PLEASE SHOW INVOICE NO. AND REMIT TO:	
PO Box 936339 Atlanta, GA 31193-6339	

SOLD TO:

3799 1 AB 0.412 E0041X 10074 D4537794984 S2 P6160426 0001:0002



BILTMORE FARMS
PO BOX 5355
ASHEVILLE NC 28813-5355

SHIP TO:

BILTMORE FARMS
9 GLENN BRIDGE ROAD UNIT 101
ARDEN, NC 28704

ACCOUNT #/NAME			JOB NAME			CUSTOMER ORDER NO.					
TG-77779 BILFAR						K-MART PLAZA					
SALESPERSON			SHIPPING INFORMATION			SHIP VIA		SHIP DATE			
8000 JS			PREPAID			WILL CALL		02/20/2019			
QTY ORDERED	PRODUCT CODE		DESCRIPTION		C O D E	QTY SHIPPED	PRICE	P E R	DISC.	EXTENSION	C / D
2	SYL	74198	WALPACK1N 3500 LUMEN			2	144.68	E		289.36	2.0
<div>03/05/19</div> <div>502-502-001-602510.006</div>											
<small>TITLE TO MERCHANDISE PASSES AT POINT OF SHIPMENT. CLAIMS FOR SHORT OR DAMAGED MERCHANDISE SHOULD BE MADE TO CARRIER.</small>					<small>CODE: TO ADVISE YOU PROMPTLY CONCERNING YOUR ORDER, THIS CODE IS USED ON OUR INVOICES.</small>			MERCHANDISE		289.36	
<small>MERCHANDISE RETURNED WITHOUT OUR CONSENT WILL NOT BE ACCEPTED. A RESTOCKING CHARGE WILL BE MADE ON RETURNED GOODS UNLESS DEFECTIVE OR THRU ERROR ON OUR PART.</small>					<small>B - BACK ORDERED. WILL SHIP AS SOON AS RECEIVED UNLESS INSTRUCTED TO CANCEL.</small>			SALES TAX		7.00000 20.26	
<small>A SERVICE CHARGE OF 1.5% PER MONTH, BUT NOT TO EXCEED THE HIGHEST AMOUNT LAWFULLY ALLOWED BY CONTRACT IN THIS STATE, WILL BE MADE ON ALL PAST DUE ACCOUNTS.</small>					<small>C - CANCELLED. NOT IN STOCK. UNABLE TO PURCHASE LOCALLY.</small>			SHIPPING CHARGE		0.00	
<small>THIS SALE IS SUBJECT TO OUR TERMS LOCATED AT SALES.OUR-TERMS.COM, WHICH WE MAY CHANGE FROM TIME TO TIME WITHOUT PRIOR NOTICE.</small>					NET PAYMENT IS DUE BY THE 15TH OF THE MONTH FOLLOWING PURCHASE			TOTAL DUE		309.62	

West Electric LLC
240 HOOKERS GAP ROAD
Leicester, NC 28748
(828) 776-0873
west.anthony58@gmail.com



Invoice


BILL TO
Craig Hopkins
Biltmore Farms
One Town Square Blvd., Suite
330
Asheville, NC 28803

INVOICE # 1266
DATE 02/28/2019
DUE DATE 03/30/2019
TERMS Net 30

	AMOUNT
Installed 2 LED wall packs on the Kmart building.	260.00
LED wall packs supplied by Biltmore Farms.	

BALANCE DUE

\$260.00


02/28/2019

502-502-001-602510.003

Biltmore Farms
One Town Square Blvd. Suite 330
Asheville, NC 28803

Invoice: N3956074

Invoice printed on: 6-Mar-19 9:25A
by: Allison Black,Biltmore Farms

Landport online incident data:

Incident Number: 5490229-pm
Purchase Order: default
Reported by Craig Hopkins
Invoice created by Jonathon Staton, Biltmore Farms
Approved by Craig Hopkins, Biltmore Farms
Report time 1-Feb-19 7:02A
completion time 26-Feb-19 5:00P
Incident description:
Plaza bi-weekly blow curb lines, pick up trash
Service instructions:

Bill to: Craig Hopkins
Biltmore Farms

Suite 330
Asheville, NC 28803

Service
location: 980 Brevard Rd
Suite 100
Asheville, NC 28806

Services Provided

Date	Quantity	Description	Type	Taxable	Unit Cost	Cost Ext.
26-Feb-19	2	Plaza bi-weekly blow curb lines, pick up trash	labor	no	40.00	80.00
					Subtotal	80.00
(Tax rate: 8.25%)					Tax	0.00
					Total	80.00

Approval Code: (rubber stamp)

Biltmore Farms
One Town Square Blvd. Suite 330
Asheville, NC 28803

Invoice: N3950611

Invoice printed on: 6-Mar-19 9:25A

by: Allison Black, Biltmore Farms

Landport online incident data:

Incident Number: 5490228-pm

Purchase Order: default

Reported by Craig Hopkins

Invoice created by Jonathon Staton, Biltmore Farms

Approved by Craig Hopkins, Biltmore Farms

Report time 1-Feb-19 7:02A

completion time 15-Feb-19 5:15P

Incident description:

Plaza PM

Monthly PM of Plaza

Service instructions:

Bill to: Craig Hopkins
Biltmore Farms

Suite 330
Asheville, NC 28803

Service
location: 980 Brevard Rd
Suite 100
Asheville, NC 28806

Services Provided

Date	Quantity	Description	Type	Taxable	Unit	Cost	Ext.
15-Feb-19	8	Plaza PM	labor no			40.00	320.00
						Subtotal	320.00
(Tax rate: 8.25%)						Tax	0.00
						Total	320.00

Biltmore Farms
One Town Square Blvd. Suite 330
Asheville, NC 28803

Invoice: N3954176

Invoice printed on: 6-Mar-19 9:26A

by: Allison Black, Biltmore Farms

Landport online incident data:

Incident Number: 5509446

Purchase Order: default

Reported by Riley Cook

Invoice created by Jonathon Staton, Biltmore Farms

Approved by Craig Hopkins, Biltmore Farms

Report time 21-Feb-19 3:30P

completion time 22-Feb-19 8:00A

Incident description:

Repair time clock latch

Service instructions:

Bill to: Craig Hopkins
Biltmore Farms

Suite 330
Asheville, NC 28803

Service
location: 980 Brevard Rd
Suite 100
Asheville, NC 28806

Services Provided

Date	Quantity	Description	Type	Taxable	Unit Cost	Cost Ext.
21-Feb-19	1	Repair time clock latch	labor	no	40.00	40.00
Subtotal						40.00
(Tax rate: 8.25%)						Tax 0.00
Total						40.00

Approval Code: (rubber stamp)



Filed 04/29/19 E
Pg 16 of 36

Entered 04/29/19 17:19:49

Exhibit D
3-0893-0915771

Account Number	0-0000-0010771
Invoice Number	0693-001651933
Invoice Date	February 15, 2019
Previous Balance	\$66.80
Payments/Adjustments	-\$66.80
Current Invoice Charges	\$97.05

RECEIVED

FEB 25 2019

Total Amount Due \$97.05	Payment Due Date March 07, 2019
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PAYMENTS/ADJUSTMENTS

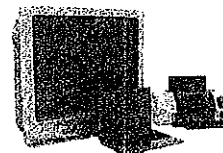
<u>Description</u>	<u>Reference</u>	<u>Amount</u>
Payment - Thank You 02/11	24346	-\$66.80

CURRENT INVOICE CHARGES

<u>Description</u>	<u>Reference</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Amount</u>
Plaza @ Biltmore Square 1000 Brevard Rd CSA A183605925				
Asheville, NC				
1 Waste Container 4 Cu Yd, 1 Lift Per 2 Weeks				
Waste/Recycling Overage 01/31		1.0000	\$30.25	\$30.25
Pickup Service 03/01-03/31			\$66.80	\$66.80
CURRENT INVOICE CHARGES				\$97.05

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1070 Riverside Dr
Asheville NC 28804-301616

Please Return This
Portion With Payment

Total Enclosed

Return Service Requested

L2RCACDTN9 012599



BILTMORE COMMERCIAL PROP 1LLC
KELLY HAYES
1 TOWN SQUARE BLVD
STE 330
ASHEVILLE NC 28803-5007

Total Amount Due	\$97.05
Payment Due Date	March 07, 2019
Account Number	3-0693-0015771
Invoice Number	0693-001651933

Make Checks Payable To:



REPUBLIC SERVICES #693
PO BOX 9001099
LOUISVILLE KY 40290-1099

L2PRCADDTNG 012599 1NNNNNNNNNN NNN NNN 001 001 025201 21076813.

3069300157710000001651933000009705000097053

Biltmore Farms
One Town Square Blvd. Suite 330
Asheville, NC 28803
Fax: 828-209-2150

Invoice: N3972123

Invoice printed on: 5-Apr-19 8:22A

by: Allison Black, Biltmore Farms

Landport online incident data:

Incident Number: 5525667

Purchase Order: default

Reported by Paul Bowsman

Invoice created by Matt Shrader, Biltmore Farms

Approved by Craig Hopkins, Biltmore Farms

Report time 11-Mar-19 8:47A

completion time 25-Mar-19 4:45P

Incident description:

Adjust the time clocks at the Plaza for daylight saving

Service instructions:

Bill to: Craig Hopkins
Biltmore Farms

Suite 330
Asheville, NC 28803

Service
location: 980 Brevard Rd
Suite 100
Asheville, NC 28806

Services Provided

Date	Quantity	Description	Type	Taxable	Unit Cost	Cost Ext.
14-Mar-19	1	Adjust Time Clocks	labor	no	40.00	40.00
Subtotal						40.00
(Tax rate: 8.25%)						Tax 0.00
Total						40.00

Approval Code: (rubber stamp)

Biltmore Farms
One Town Square Blvd. Suite 330
Asheville, NC 28803

Invoice: N3973541

Invoice printed on: 5-Apr-19 8:23A
by: Allison Black,Biltmore Farms

Landport online incident data:

Incident Number: 5516476-pm
Purchase Order: default
Reported by Craig Hopkins
Invoice created by Jonathon Staton, Biltmore Farms
Approved by Craig Hopkins, Biltmore Farms
Report time 1-Mar-19 7:02A
completion time 27-Mar-19 5:00P
Incident description:
Plaza bi-weekly blow curb lines, pick up trash
Service instructions:

Bill to: Craig Hopkins
Biltmore Farms

Suite 330
Asheville, NC 28803

Service
location: 980 Brevard Rd
Suite 100
Asheville, NC 28806

Services Provided

Date	Quantity	Description	Type	Taxable	Unit	Cost	Cost Ext.
27-Mar-19	3	Plaza bi-weekly blow curb lines, pick up	labor	no		40.00	120.00
						Subtotal	120.00
(Tax rate: 8.25%)						Tax	0.00
						Total	120.00

Approval Code: (rubber stamp)

Biltmore Farms
One Town Square Blvd. Suite 330
Asheville, NC 28803

Invoice: N3969045

Invoice printed on: 5-Apr-19 8:24A
by: Allison Black,Biltmore Farms

Landport online incident data:

Incident Number: 5516474-pm

Purchase Order: default

Reported by Craig Hopkins

Invoice created by Jonathon Staton, Biltmore Farms

Approved by Craig Hopkins, Biltmore Farms

Report time 1-Mar-19 7:02A

completion time 25-Mar-19 8:15A

Incident description:

Plaza PM

Monthly PM of Plaza

Service instructions:

Bill to: Craig Hopkins
Biltmore Farms

Suite 330
Asheville, NC 28803

Service
location: 980 Brevard Rd
Suite 100
Asheville, NC 28806

Services Provided

Date	Quantity	Description	Type	Taxable	Unit Cost	Cost Ext.
22-Mar-19	4	Plaza PM	labor	no	40.00	160.00
Subtotal						160.00
(Tax rate: 8.25%) Tax						0.00
Total						160.00

Snow Creek Landscaping, LLC

226 Clayton Road

Arden, NC 28704

Phone 828.687.1677

E-mail AR@snowcreekinc.com

Fax 828.687.1667

Web www.snowcreekinc.com

Invoice

Date	Invoice #
1/1/19	05865

Bill To:

Biltmore Farms, Inc.
Attention: Calvin Parton
P.O. Box 5355
Asheville, NC 28813

Property Location:

Plaza At Biltmore Sq

☐ Please check box if address is incorrect or has changed, and indicate change(s) on reverse side.

New e-mail address? Enter here: _____

Balance Due	\$656.25
--------------------	-----------------

Snow Creek Landscaping, LLC

Arden, NC 28704

PLEASE DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT

Description	Terms	Project		Rep
	Due on receipt	Qty	Rate	Shea
Monthly Contractual Services			656.25	656.25
SNOW CREEK LANDSCAPING, LLC - SINCE 1989		Subtotal		\$656.25
Thanks for giving us the opportunity to serve you. We greatly value your business!		Sales Tax (7.0%)		\$0.00
*** GREAT NEWS ***		Total		\$656.25
You can now pay your invoice online. Go to www.snowcreekinc.com and click on the PAY BILL tab at the top of the page. We accept Visa and MasterCard only. Thank you!		Payments/Credits		\$0.00
We are continuing to mail paper copies of customer invoices as well as emailing digital copies. If you prefer not to receive a paper copy, please let us know. Thank you!		Balance Due		\$656.25

Snow Creek Landscaping, LLC

226 Clayton Road

Arden, NC 28704

Phone 828.687.1677

E-mail AR@snowcreekinc.com

Fax 828.687.1667

Web www.snowcreekinc.com

Invoice

Date	Invoice #
1/15/19	05977

Bill To:

Biltmore Farms, LLC

P.O. Box 5355

Asheville, NC 28813-

Property Location:

Plaza At Biltmore Square

☐ Please check box if address is incorrect or has changed, and indicate change(s)
on reverse side.

New e-mail address? Enter here: _____

Balance Due	\$205.00
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Snow Creek Landscaping, LLC

Arden, NC 28704

PLEASE DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT

Description	Terms	Project		Rep
	Due on receipt	Qty	Rate	Shea
1/9/19 Remove and dispose of limbs downed by high winds.			205.00	205.00
SNOW CREEK LANDSCAPING, LLC - SINCE 1989		Subtotal		\$205.00
Thanks for giving us the opportunity to serve you. We greatly value your business!		Sales Tax (7.0%)		\$0.00
*** GREAT NEWS ***		Total		\$205.00
You can now pay your invoice online. Go to www.snowcreekinc.com and click on the PAY BILL tab at the top of the page. We accept Visa and MasterCard only. Thank you!		Payments/Credits		\$0.00
We are continuing to mail paper copies of customer invoices as well as emailing digital copies. If you prefer not to receive a paper copy, please let us know. Thank you!		Balance Due		\$205.00

Snow Creek Landscaping, LLC

Arden, NC 28704

Phone # 828.687.1677

For Services Provided To:

Biltmore Farms, LLC
P.O. Box 5855
Asheville, NC 28818

www.snowcreekinc.com

Property Location
Plaza At Biltmore Square

Invoice

1/15/19

Invoice # 05988

Terms

Due on receipt

Description	Qty	Date of Service	Amount
Pre-Treat Specified Areas		1/12/19	
Truck with Spreader	1.25	1/12/19	98.75
Ice Melt	18	1/12/19	261.00T
Safety Monitoring during Winter Weather		1/13/19	25.00
Advisory			
Sales Tax			18.27

Total \$398.02

All invoices for services are due & payable upon receipt.

Payments/Credits \$0.00

THANK YOU FOR YOUR CONTINUED BUSINESS

Balance Due \$398.02

Snow Creek Landscaping, LLC

226 Clayton Road
Arden, NC 28704

Phone # 828.687.1677

www.snowcreekinc.com

For Services Provided To:

Biltmore Farms, LLC
P.O. Box 5355
Asheville, NC 28813-

Property Location

Plaza At Biltmore Square

Invoice

1/24/19

Invoice # 06044

Terms Due on receipt

Description	Qty	Date of Service	Amount
Apply Ice Melt to Slick Areas			
Truck with Spreader	0.5	1/20/19	37.50
Hand Shovel/Hand Spread	1	1/20/19	50.00
Ice Melt	7	1/20/19	101.50T
Apply Ice Melt to Slick Areas			
Hand Shovel/Hand Spread	1.25	1/21/19	62.50
Ice Melt	2.5	1/21/19	36.25T
Apply Ice Melt to Slick Areas			
Truck with Spreader	3	1/23/19	225.00
Hand Shovel/Hand Spread	1	1/23/19	50.00
Ice Melt	63	1/23/19	913.50T
Sales Tax			73.59

Total \$1,549.84

All invoices for services are due & payable upon receipt

Payments/Credits \$0.00

THANK YOU FOR YOUR CONTINUED BUSINESS

Balance Due \$1,549.84

Snow Creek Landscaping, LLC

Arden, NC 28704

Phone # 828.687.1677

For Services Provided To:

Biltmore Farms, LLC
P.O. Box 5355
Asheville, NC 28813-

www.snowcreekinc.com

Property Location

Plaza At Biltmore Square

Invoice

1/31/19

Invoice # 06253

Terms Due on receipt

Description	Qty	Date of Service	Amount
Apply Ice Melt to Slick Areas		1/25/19	
Truck with Spreader	0.75		56.25
Hand Shovel/Hand Spread	0.75		37.50
Ice Melt	8		116.00T
Pre-Treat Specified Areas / Respond to Snow Event		1/29/19	
Truck with Spreader	2.5		187.50
Hand Shovel/Hand Spread	7		350.00
Ice Melt	70		1,015.00T
Apply Ice Melt to Slick Areas		1/30/19	0.00
Truck with Spreader	1		75.00
Hand Shovel/Hand Spread	1		50.00
Ice Melt	11		159.50T
Blow Ice melt from entries and walks		1/30/19	35.00
Sales Tax			90.34

Total \$2,172.09

All invoices for services are due & payable upon receipt

Payments/Credits \$0.00

THANK YOU FOR YOUR CONTINUED BUSINESS

Balance Due \$2,172.09

Carter Asphalt Sealing & Striping, Inc.

Invoice

Fax# (828)683-1268

P. O. Box 82

Leicester, NC 28748

Date	Invoice #
11/25/2018	5237

Bill To
BILTMORE FARMS Kelly Hayes 1 TOWN SQUARE BLVD SUITE 330 ASHEVILLE NC 28803

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	PLAZA AT BILTMORE SQUARE. WHITE AND YELLOW PARKING STALLS INCLUDING HANDI-CAP SPACES.	1,600.00	1,600.00
	DOUBLE YELLOW AND SINGLE YELLOW ROADWAY CENTER LINES.	1,750.00	1,750.00
	3-BLUE AND YELLOW STOP BARS, 8-WHITE STOP BARS	1,100.00	1,100.00
	30 DIRECTIONAL ARROWS.	900.00	900.00
	RED LINE BEHIND SMALL SHOPS	175.00	175.00
	PAINT ATM INLAND	500.00	500.00
<p>502-502-001-603310.003</p> <p><i>Imp. Int'l</i></p> <p>1-31-19</p>			
Thank you for your business.		Total	\$6,025.00

THE ACER SERVICES GROUP

DATE 1/31/2019

P O BOX 1877
FAIRVIEW, NC 28730

INVOICE NUMBER **KP013119**
ANDY.RAY@ALPHA-OMEGATRANS.COM

CUSTOMER: BILTMORE FARMS LLC/TOWN SQ WEST LIREF OR PRO # MONTHLY
1 TOWN SQUARE BLVD
ASHEVILLE N C 28803

QUANTITY	DESCRIPTION AND MARKS	TOTAL
13	BILTMORE (KMART) PLAZA TRASH BAG SERVICE @ 61 PER DAY	\$793.00

TOTAL \$793.00

502-502-001-603310.003

ms 2-5-19

\$ 793.00

THE ACER SERVICES GROUP

DATE 1/31/2019

P O BOX 1877
FAIRVIEW, NC 28730

INVOICE NUMBER **SWPKP013119**
ANDY.RAY@ALPHA-OMEGATRANS.COM

CUSTOMER: BILTMORE FARMS LLC/TOWN SQ WEST LIREF OR PRO #
1 TOWN SQUARE BLVD
ASHEVILLE N C 28803

MONTHLY

SWEEPING SERVICE AT K MART PLAZA

QUANTITY		DESCRIPTION AND MARKS	TOTAL
SWEEP SERVICES	Jan-19		\$455.00

TOTAL \$455.00

502-502-001-603310.003

pro 2-5-19

% 455.00

Snow Creek Landscaping, LLC

226 Clayton Road

Arden, NC 28704

Phone 828.687.1677

E-mail AR@snowcreekinc.com

Fax 828.687.1667

Web www.snowcreekinc.com

Invoice

Date	Invoice #
2/1/19	06196

Bill To:

Biltmore Farms, Inc.
Attention: Calvin Parton
P.O. Box 5355
Asheville, NC 28813

Property Location:

Plaza At Biltmore Sq

☐ Please check box if address is incorrect or has changed, and indicate change(s)
on reverse side.

New e-mail address? Enter here: _____

Balance Due	\$656.25
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Snow Creek Landscaping, LLC

226 Clayton Road

Arden, NC 28704

PLEASE DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT

Description	Terms	Project		Rep
	Due on receipt			Shea
		Qty	Rate	Amount
Monthly Contractual Services			656.25	656.25
SNOW CREEK LANDSCAPING, LLC - SINCE 1989		Subtotal		\$656.25
Thanks for giving us the opportunity to serve you. We greatly value your business!		Sales Tax (7.0%)		\$0.00
*** GREAT NEWS ***		Total		\$656.25
You can now pay your invoice online. Go to www.snowcreekinc.com and click on the PAY BILL tab at the top of the page. We accept Visa and MasterCard only. Thank you!		Payments/Credits		\$0.00
We are continuing to mail paper copies of customer invoices as well as emailing digital copies. If you prefer not to receive a paper copy, please let us know. Thank you!		Balance Due		\$656.25

THE ACER SERVICES GROUP

DATE 2/28/2019

P O BOX 1877
FAIRVIEW, NC 28730

INVOICE NUMBER **SWPKP022819**
ANDY.RAY@ALPHA-OMEGATRANS.COM

CUSTOMER: BILTMORE FARMS LLC/TOWN SQ WEST LIREF OR PRO #
1 TOWN SQUARE BLVD
ASHEVILLE N C 28803

MONTHLY

SWEEPING SERVICE AT K MART PLAZA

QUANTITY	DESCRIPTION AND MARKS	TOTAL
SWEEP SERVICES	Feb-19	\$455.00

TOTAL \$455.00

THE ACER SERVICES GROUP

DATE 2/28/2019

P O BOX 1877
FAIRVIEW, NC 28730

INVOICE NUMBER **KP022819**
ANDY.RAY@ALPHA-OMEGATRANS.COM

CUSTOMER: BILTMORE FARMS LLC/TOWN SQ WEST LIREF OR PRO # MONTHLY
1 TOWN SQUARE BLVD
ASHEVILLE N C 28803

QUANTITY	DESCRIPTION AND MARKS	TOTAL
12	BILTMORE (KMART) PLAZA TRASH BAG SERVICE @ 61 PER DAY	\$732.00

TOTAL \$732.00

502-502-001-603310.003

mes 3-7-19

\$ 732.00

Snow Creek Landscaping, LLC

226 Clayton Road
Arden, NC 28704

Phone 828.687.1677

E-mail AR@snowcreekinc.com

Fax 828.687.1667

Web www.snowcreekinc.com

Invoice

Date	Invoice #
3/1/19	06491

Bill To:

Biltmore Farms, Inc.
Attention: Calvin Parton
P.O. Box 5355
Asheville, NC 28813

Property Location:

Plaza At Biltmore Sq

☐ Please check box if address is incorrect or has changed, and indicate change(s)
on reverse side.

New e-mail address? Enter here: _____

Balance Due	\$656.25
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Snow Creek Landscaping, LLC

226 Clayton Road

PLEASE DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT

Description	Terms	Project		Rep
	Due on receipt			Shea
		Qty	Rate	Amount
Monthly Contractual Services			656.25	656.25
SNOW CREEK LANDSCAPING, LLC - SINCE 1989		Subtotal		\$656.25
Thanks for giving us the opportunity to serve you. We greatly value your business!		Sales Tax (7.0%)		\$0.00
*** GREAT NEWS ***		Total		\$656.25
You can now pay your invoice online. Go to www.snowcreekinc.com and click on the PAY BILL tab at the top of the page. We accept Visa and MasterCard only. Thank you!		Payments/Credits		\$0.00
We are continuing to mail paper copies of customer invoices as well as emailing digital copies. If you prefer not to receive a paper copy, please let us know. Thank you!		Balance Due		\$656.25

THE ACER SERVICES GROUP

DATE 3/31/2019

P O BOX 1877
FAIRVIEW, NC 28730

INVOICE NUMBER **KP033119**
ANDY.RAY@ALPHA-OMEGATRANS.COM

CUSTOMER: BILTMORE FARMS LLC/TOWN SQ WEST LIREF OR PRO # MONTHLY
1 TOWN SQUARE BLVD
ASHEVILLE N C 28803

QUANTITY	DESCRIPTION AND MARKS	TOTAL
12	BILTMORE (KMART) PLAZA TRASH BAG SERVICE @ 61 PER DAY	\$732.00

TOTAL \$732.00

502-502-001-603310.003

paid 4-8-19

\$ 732.00

THE ACER SERVICES GROUP

DATE

3/31/2019

P O BOX 1877
FAIRVIEW, NC 28730

INVOICE NUMBER **SWPKP033119**
ANDY.RAY@ALPHA-OMEGATRANS.COM

CUSTOMER: BILTMORE FARMS LLC/TOWN SQ WEST LIREF OR PRO #
1 TOWN SQUARE BLVD
ASHEVILLE N C 28803

MONTHLY

SWEEPING SERVICE AT K MART PLAZA

QUANTITY	DESCRIPTION AND MARKS	TOTAL
SWEEP SERVICES	monthly service	\$455.00

TOTAL \$455.00

502-502-001-603310.003

Ans 4-8-19

\$455.00

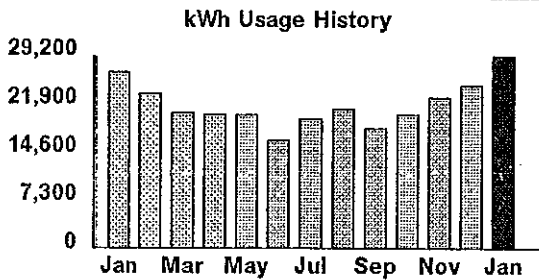


048121 000000492
BILTMORE COMMERCIAL PROP LLC
BILTMORE PLAZA
PO BOX 5355
ASHEVILLE NC 28813-5355

RECEIVED
JAN 15 2019

Account number 349 338 8775
Total charges \$2,306.79
Thank you for your payment Jan 7 \$1,984.68
Usage period Dec 6 - Jan 10
This bill was mailed on January 11, 2019

Your account will be drafted for this bill on
January 25, 2019. Do not send a check.



Usage

Meter number TJ6678
Readings: Jan 10 61776
Dec 6 60608
Meter constant x 25
kWh usage 29200

Days in period 35 Average kWh per day 834

Total Peak Registration

On-peak KW Dec 6 at 5:44 pm 59.75
Off-peak KW Dec 8 at 5:29 pm 59.50

Billing

SGS-TOU rate

CORNER BREVARD & SARDIS , ASHEVILLE
BILTMORE PLAZA - 35 Days

New rate service

Charges if new rates applied for entire usage period

Basic customer charge	35.50
On-peak KWH	7,525 kwh x \$0.06511 489.9528
Off-peak KWH	21,675 kwh x \$0.05286 1,145.7405
On-peak KW	59.75 kw x \$8.85000 528.7875
New Rate Subtotal	2,199.9808

Old rate service

Charges if old rates applied for entire usage period

Basic customer charge	35.50
On-peak KWH	7,525 kwh x \$0.06271 471.8928
Off-peak KWH	21,675 kwh x \$0.05046 1,093.7205
On-peak KW	59.75 kw x \$8.85000 528.7875
Old Rate Subtotal	2,129.9008

Proration of charges

New Rate	Jan 1 thru Jan 10	\$2,199.98	x	0.25714	565.7031
Old Rate	Dec 6 thru Jan 1	\$2,129.90	x	0.74286	1,582.2181

Total SGS-TOU Rate Billing 2,147.92

Proration factor

New Rate	9 days / 35 days =	0.25714
Old Rate	26 days / 35 days =	0.74286

P12. mtr TJ6678 Svc. 12/6-1/10

Turn over for helpful phone numbers and customer service tips.

PIN: 606-755-442



Customer Report

Duke Energy Progress

page 1 of 1



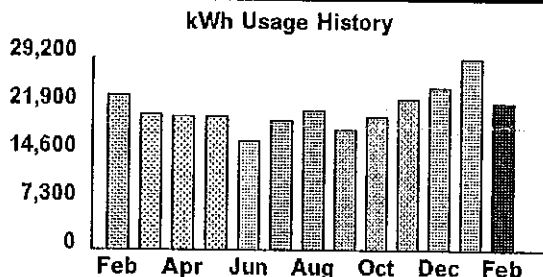
048095 000000569
BILTMORE COMMERCIAL PROP LLC
BILTMORE PLAZA
PO BOX 5355
ASHEVILLE NC 28813-5355

RECEIVED
FEB 12 2019

Account number 349 338 8775
Total charges \$1,986.38
Previous draft payment \$2,306.79
Usage period Jan 10 - Feb 7
This bill was mailed on February 8, 2019

Your account will be drafted for this bill on February 22, 2019. Do not send a check.

Thank you for paying by draft!



Usage

Meter number TJ6678
Readings: Feb 7 62678
Jan 10 - 61776
Meter constant x 25
kWh usage 22550
Days in period 28 Average kWh per day 805

Total Peak Registration

On-peak KW Jan 30 at 6:14 pm 62.00
Off-peak KW Jan 30 at 9:59 pm 61.75

Billing

SGS-TOU rate

CORNER BREVARD & SARDIS, ASHEVILLE
BILTMORE PLAZA - 28 Days

Basic customer charge				35.50
On-peak KWH	5,900 kwh	x	\$0.06511	384.1490
Off-peak KWH	16,650 kwh	x	\$0.05286	880.1190
On-peak KW	62.00 kw	x	\$8.85000	548.7000
REPS Adjustment				7.96
7% North Carolina sales tax				129.95
Total charges				\$1,986.38

Current month Time-of-Use Savings for meter TJ6678: \$ 243.80, as compared with rate MGS

Current twelve month Time-of-Use Savings for meter TJ6678: \$ 2,648.65

This bill is subject to a 1% per month late payment charge after 03/04/2019.

For your information

Duke Energy Progress has a specialized Business Services team to assist business customers. Call 1.866.582.6345 or visit us at duke-energy.com to find information on your energy usage and billing history for 2018 tax purposes.

From April 1-September 30, time-of-use off-peak hours are 10pm-10am, Monday-Friday. Off-peak days are weekends and these holidays: Good Friday, Memorial Day, July 4th and Labor Day. When one of the above holidays falls on a Saturday, the Friday before the holiday will be considered off-peak; when the holiday falls on a Sunday, the following Monday will be considered off-peak.

Have concerns about a possible environmental or regulatory violation involving Duke Energy? You can report it anonymously 24/7 at 1-855-355-7042 or at duke-energy-env.alertline.com

Turn over for helpful phone numbers and customer service tips.

PIN: 606-755-442



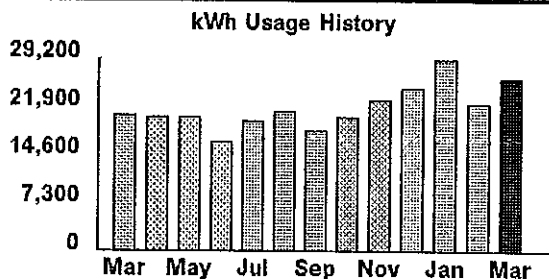
048095 000000509
BILTMORE COMMERCIAL PROP LLC
BILTMORE PLAZA
PO BOX 5355
ASHEVILLE NC 28813-5355

RECEIVED
MAR 15 2019

Account number 349 338 8775
Total charges \$2,216.19
Previous draft payment \$1,986.38
Usage period Feb 7 - Mar 11
This bill was mailed on March 12, 2019

Your account will be drafted for this bill on
March 26, 2019. Do not send a check.

Thank you for paying by draft!



Usage
Meter number TJ6678
Readings: Mar 11 63739
Feb 7 - 62678
Meter constant x 25
kWh usage 26525
Days in period 32 Average kWh per day 829

Total Peak Registration
On-peak KW Mar 4 at 7:14 pm 62.25
Off-peak KW Mar 9 at 5:59 pm 62.25

Billing
SGS-TOU rate

CORNER BREVARD & SARDIS, ASHEVILLE
BILTMORE PLAZA - 32 Days

Basic customer charge				35.50
On-peak KWH	6,100 kwh	x	\$0.06511	397.1710
Off-peak KWH	20,425 kwh	x	\$0.05286	1,079.6655
On-peak KW	62.25 kw	x	\$8.85000	550.9125
REPS Adjustment				7.96
7% North Carolina sales tax				144.98
Total charges				\$2,216.19

Current month Time-of-Use Savings for meter TJ6678: \$ 325.90, as compared with rate MGS

Current twelve month Time-of-Use Savings for meter TJ6678: \$ 2,728.86

This bill is subject to a 1% per month late payment charge after 04/05/2019.

For your
information

Duke Energy Progress has a specialized Business Services team to assist business customers. Call 1-866-582-6345 or visit us at www.duke-energy.com to find information on your energy usage and billing history for 2018 tax purposes.

From April 1-September 30, time-of-use off-peak hours are 10pm-10am, Monday-Friday. Off-peak days are weekends and these holidays: Good Friday, Memorial Day, July 4th and Labor Day. When one of the above holidays falls on a Saturday, the Friday before the holiday will be considered off-peak; when the holiday falls on a Sunday, the following Monday will be considered off-peak.

Turn over for helpful phone numbers and customer service tips.

PIN: 606-755-442